Karen Johnson Davidson County Batch# 366484 DEEDWARR 03/04/2020 10:16:30 AM 3 pgs Fees: $18.00 Taxes: $1,509.97 20200304-0023770	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $408,100.00. Affiant Subscribed and sworn to before me, this the 24th day of February, 2020. Notary Public My commission expires: 5.25.20

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Betsy Christian and William Christian	**PennyMac Loan Services, LLC**	**142-15-0B-013.00-C**
107 Belle Glen Drive	**3043 Townsgate Road, Suite 200**	
Nashville, TN 37221	**Westlake Village, CA 91361**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey E. McCracken and Shannon N. McCracken, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Betsy Christian and William Christian, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Second Amendment Belle Wood Glen of record in Plat Book 6900, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey E. McCracken, unmarried by Warranty deed from Robert W. Diamond and wife, Shannon L. Diamond of record in Instrument No. 20050413-0041409 Register's Office for Davidson County, Tennessee, dated March 15, 2005 and recorded on April 13, 2005.

Being the same property conveyed to Jeffrey E. McCracken and Shannon N. Mattocks, husband and wife by Quitclaim deed from Jeffrey E. McCracken, a married man of record in Instrument No. 20111114-0088973 Register's Office for Davidson County, Tennessee, dated November 08, 2011 and recorded on November 14, 2011.

Being the same property conveyed to Jeffrey E. McCracken and Shannon N. McCracken, husband and wife by Quitclaim deed from Jeffrey E. McCracken and Shannon N. Mattocks now known as Shannon N. McCracken, husband and wife of record in Instrument No. 20170418-0038032 Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 18, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 107 Belle Glen Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 24th day of February, 2020:

Jeffrey E. McCracken by Shannon McCracken, his attorney-in-fact
Jeffrey E. McCracken by Shannon N. McCracken, his Attorney-In-Fact

Shannon N. McCracken
Shannon N. McCracken

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Shannon N. McCracken, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 24th day of February, 2020.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Shannon N. McCracken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Jeffery E. McCracken ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 24th day of February, 2020.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20201080R

True Copy Certification

I, RYAN RAFOTH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

